

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					2447.		2676.72			2676.72
										32.35
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
395.00	213.00	63.90	53.92%	118.00	63.62				127.52	
TOTAL RECOMMENDATION									2836.59	

CASE NO: 825.

JAPANESE PROPERTY CLAIMS COMMISSION

Winnipeg, Manitoba,
April 12th, 1948.

IN THE MATTER OF THE CLAIM OF
KINYA HINATSU.

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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Winnipeg, Manitoba,

April 12th, 1948.

IN THE MATTER OF THE CLAIM OF

KINYA HINATSU.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

S.M. CHERNIACK, Esq., appearing for the
 Claimant.

A. WATSON, Esq.,

Secretary.

G.N.R. UPTON, Esq.,

Official Interpreter.

H.M. LANGFIELD, Esq.,

Official Reporter.

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THE COMMISSIONER: Have you the other Hinatsu claim,
Mr. Secretary?

THE SECRETARY: Yes. That was separate; the last number
was 824.

THE COMMISSIONER: That will make this one 825. Have
we dealt with the other claim for Hinatsu?

MR. CHERNIACK: No, my lord, only the joint claim.
Because I have divorced the two, I might re-state
the figures of this one here we are coming to.

10 THE COMMISSIONER: Yes.

MR. CHERNIACK: The value of the claim is \$6000.00 as
shown. It was sold for \$2447.00 and the loss
claim is \$3553.00.

THE COMMISSIONER: That is this second parcel?

MR. CHERNIACK: Of which he is the sole owner. I would
like to amend the personal and show it as \$513.00,
personal property.

THE COMMISSIONER: That is in lieu of--?

MR. CHERNIACK: Well, it is not shown totalled.

20 THE COMMISSIONER: \$278.50 and \$229.50, is that it?

MR. CHERNIACK: I don't see those figures at all, my lord.
The chattels listed are -- possibly we will come to
it. I think the total of chattels now is \$513.00.
It will show up in the analysis.

THE COMMISSIONER: Let me make sure that I have the real
estate claim correct. Is it one property, \$6000.00,
\$2447.00 received, is that correct?

MR. CHERNIACK: Yes, gross.

THE COMMISSIONER: And that leaves a balance of \$3553.00.

30 MR. CHERNIACK: That is correct.

K. Hinatsu,
Discussion.

THE COMMISSIONER: And then another parcel, \$592.00,
is that correct?

MR. CHERNIACK: No, that parcel referred to there is
what he claims is his share of the joint parcel we
handled.

THE COMMISSIONER: I see. So all we are concerned with
here is the real property claim for \$3553.00, and
the chattels, the amount of which we can^{not} determine
at the moment.

10 MR. CHERNIACK: Shall I give you figures now?

THE COMMISSIONER: Just as well to let it go and take it
as we come to it.

KINYA HINATSU, the claimant herein, being
first duly sworn, testified through
the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, was this statement prepared in accordance
with your instructions? A: Yes.

Q Is that your signature? A: Yes.

20 Q Do you swear the contents to be true to the best of
your knowledge and belief? A: Yes.

MR. CHERNIACK: I will file this as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend I would
like to file the Soldier Settlement Board appraisal
as Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Exhibit 1, my lord, sets out that the
property consisted of about 20 acres of which one
acre approximately was not cleared and the balance

K. Hinatsu,
Discussion.

was cleared. Some six acres was cultivated and not planted and some 13 acres were in crop. The property was purchased in 1935 for \$2000.00 at which time it was all bush, not cleared. The claimant cleared about 19 acres over a period of six years, and he estimates the cost at \$150.00 per acre, mostly hired labour, some of his own. He constructed ditching, not covered, over six years and planted 38 mixed fruit trees.

10 THE COMMISSIONER: Where is this land?

MR. CHERNIACK: Two miles from Pitt Meadows, my lord.

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It is on a good gravelled Municipal Road according to the appraisal and some 13 miles from New Westminster. Exhibit 1 goes on to describe the buildings and to give the estimated value thereof. The comment on the appraisal report, my lord, sets out, "Growth in general has been good. Weeds have been taken out. Japanese owners have vacated. Property is leased and occupied" and it states, "I was very agreeably surprised at the growth of the owner's crops here. There would appear to be some laid but dense bush covered the outlets. This property with the adjoining one on the north would make a nice mixed farm. Peat top is now amalgamated with clay, and the result is a good dark friable vegetable mold. No clover at all growing here yet. Weeds are very bad." The comment on Exhibit 1, my lord, "There were considerable thistle and weeds, but I always cleared every year and weeded in the spring of 1942", so that when the appraisal was made at

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K. Hinatsu,
Discussion.

the end of June, 1942, it was some months after Mr. Hinatsu had last cleared it. "I consider the valuation placed on land and improvements to be much under a fair value". In that connection, my lord, I would like to point out the appraiser's value is \$2315.00, but he adds \$1500.00 to the land.

THE COMMISSIONER: He apparently thought that your house or some buildings were too good for the property.

MR. CHERNIACK: Well he doesn't say so.

10 THE COMMISSIONER: Well that is what I have been told is the basis they go upon by the addition of the buildings. However, you will have the pleasure of cross-examining him later about it.

MR. CHERNIACK: I will look forward to it with pleasure, my lord. He places the value of the land at \$992.50 and the value of the farm being enhanced by value of buildings to the extent of \$1500.00 to the total, it is \$2492.00. Mr. Barnett has favoured us with his valuation of \$2000.00.

20 THE COMMISSIONER: There are 20 acres here, are there not?

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: He apparently doesn't value the land at more than \$50.00 an acre.

MR. CHERNIACK: \$50.00, yes.

Q Witness, I show you a statement. Was this prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A: Yes.

Q Would you swear the contents of this to be true to the best of your belief? A: Yes.

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MR. CHERNIACK: I will file this as Exhibit 3, my lord.

THE COMMISSIONER: This is the chattel claim, is it?

MR. CHERNIACK: Yes, chattel.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: By an oversight I omitted one or two questions about the real estate.

THE COMMISSIONER: Yes.

MR. CHERNIACK: Q: Mr. Hinatsu, I show you a snapshot photograph, can you identify it?

10 A It is a picture of my home.

Q When was it taken? A: It was taken in 1940.

Q When did you finish your house?

A The winter of 1939.

MR. CHERNIACK: I would ask leave, my lord, to file this as an exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

Q I show you another picture, a snapshot. Can you identify that? A: Those are my hop fields.

20

Q When was it taken? A: 1941.

MR. CHERNIACK: I would like to file this as Exhibit 5.

THE COMMISSIONER: Put the photos in as one exhibit, will you?

MR. CHERNIACK: Yes.

(PHOTOGRAPHS MARKED PART OF EXHIBIT NO. 4).

THE COMMISSIONER: 3 was the statement of the chattel claim.

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MR. CHERNIACK: Yes. On behalf of my learned friend I am filing an analysis of the property as Exhibit 5.

© (ANALYSIS MARKED EXHIBIT NO. 5)

MR. CHERNIACK: You will note there, my lord, that an extra column has been added in ink.

THE COMMISSIONER: Yes.

MR. CHERNIACK: That column has been added by us and shows the amount by which we have reduced certain of these items. I would therefore bring to your attention now our amended claim in this connection. I will wait until your Lordship has the balance.

10 THE COMMISSIONER: Yes.

MR. CHERNIACK: The total valuation is shown on the analysis, \$658.00. We are reducing that amount by the total of the inked in column of \$145.00 showing a claim of \$513.00. The credits are as shown, \$233.00, and the net claim is \$280.00.

THE COMMISSIONER: Yes.

MR. CHERNIACK: My lord, Exhibit 3, the personal chattels, sets up details of larger items and then goes on to say "the above goods and all other goods for which I am claiming except stove and chesterfield were stored in an upstairs room in my farm house. The room was locked and key given to tenant". He states further that, "the articles listed above and other articles claimed were listed with values for same on Custodian's analysis of personal property form", and then "I have allowed for depreciation on all used articles, total net claim \$280.00". That is the case, my lord.

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MR. HUNTER: It is submitted that the real property was sold for its fair market value. It is considered

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K. Hinatsu,
Discussion.

that personal chattels sold were sold for their fair market values. It is submitted that these chattels were left in the custody, control or management of some persons other than the Custodian, appointed by the owner, and accordingly only those that came under the custody, control or management of the Custodian are within the terms of reference. It is submitted that, in any event, the amounts claimed for chattels not sold by the Custodian

10 are exorbitant. Reference is made to Exhibit 3, the personal property statement where it is pointed out that excepting the stove and the chesterfield those chattels were stored in an upstairs room, the door was locked, and the key given to the tenant. Reference is made to Exhibit 5, the analysis.

THE COMMISSIONER: Yes.

MR. HUNTER: Where it will be noted in the revision of the recapitulation that gives a value, \$358.00, goods were sold at auction for \$233.00.

20 THE COMMISSIONER: Did that read \$358.00 or \$395.00?

MR. HUNTER: I am sorry, my lord, \$395.00, and that goods valued at \$118.00 were either lost, destroyed or stolen. It is in reference to those latter goods that my submission of custody, control and management is concerned, The submission being they might still have been left in the custody, control or management of the Custodian.

THE COMMISSIONER: Well have you any document or evidence or anything to show by way of documents or anything

30 else that the goods were, in fact, left in the

custody of the agent?

MR. HUNTER: Exhibit 3 shows that, my lord, shows everything but the stove and the chesterfield were left in the room upstairs, and the key thereof given to the tenant. The property was assessed for, land, \$1400.00,--this is 1942 assessment.

THE COMMISSIONER: Yes.

MR. HUNTER: Land, \$1400.00 and improvements \$1300.00, total assessment \$2700.00.-- By a lease dated the
10 7th of April, 1942, the claimant leased to W.P. Hopkof for one year for \$150.00.

THE COMMISSIONER: That is by the claimant.

MR. HUNTER: Yes, by the claimant, Hinatsu.

MR. CHERNIACK: Are you producing the lease?

MR. HUNTER: I wonder whether we have it here or whether that is taken from our extract. The lease is not on the claims file, my lord. However, we can ask the claimant if you don't agree with that.

MR. CHERNIACK: I don't know.

20 THE COMMISSIONER: Perhaps you had better see if you can get it from the claimant.

CROSS-EXAMINATION BY MR. HUNTER:

Q Did you tell them you leased this property for one year from the 7th of April, 1942, to Mr. W.J. Hopkof, is that correct?

A About three days before I was evacuated, I lent him the land but not the house.

Q My information, Mr. Hinatsu, was the only exception
30 made in your lease was that the 2½ acres of hops

K. Hinatsu,
Discussion.
Cross-Exam.

were not included: What have you to say to that?

A Nok, as far as I am concerned I just lent him the land. I knew that the Custodian would take possession of my belongings and I excepted them.

Q Well, why in the statement here do you say you left the key of the room in which you left your furniture with your tenant?

A The representative that came about the going to the sugar beet fields told me to leave the key with the next door neighbour.

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Q Well, did you leave the key with the next door neighbour or did you leave it with Mr. Hopkof?

A Hopkof was the neighbour.

THE COMMISSIONER: Well since you have a written document, Mr. Hunter, perhaps you had better not pursue it.

MR. HUNTER: Well, we will try and get it. I presume the Soldier Settlement Board had it.

THE COMMISSIONER: Anything else, Mr. Cherniack?

MR. CHERNIACK: I would like to ask my learned friend to produce the J.P. form which I presume has some statement--I would like to file this document.

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THE COMMISSIONER: You had better have him identify his signature.

MR. CHERNIACK: Q: Witness, is this your signature?

A Yes.

THE COMMISSIONER: What is the number of this?

THE SECRETARY: No. 6.

THE COMMISSIONER: What was No. 5?

THE SECRETARY: That was the analysis, my lord.

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(DOCUMENT MARKED EXHIBIT NO. 6).

K. Hinatsu,
Discussion.

MR. CHERNIACK: In filing this document, the J.P. form, which is from my learned friend's file, I would like to point out remarks at the foot, "Goods to be stored in one room of 294 Reichenback Road, key given to Custodian". The word "Custodian" is crossed out and "tenant" is written in in pencil. The signatures are in ink and the rest of the form I would say, my lord, is in ink, ink and typewriter.

10 THE COMMISSIONER: All right. Thank you, Mr. Hinatsu, that is everything.

MR. CHERNIACK: My lord, this completes the cases set down today. I have three matters to which I want to speak either today or tomorrow.

THE COMMISSIONER: Very well.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

H.M. Langfield

"H.M. LANGFIELD"
Official Reporter.

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Case 825

NOV 28 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

3267

[Signature]

W.P.S.

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME Hinatsu Kinya (RCMP) Reg. No. 14253
(Print) Surname Given Name

(2) Pre-Evacuation Address Pitt Meadows, B.C.

(3) Present Address c/o Tulley Bros., OAKVILLE, Man.

(4) REAL ESTATE Reickonbucker Road and Harris Road, Pitt Meadows, B.C.

(a) Street Address (if any) Municipality of Maple Ridge, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Parcel one: East side Reickonbucker Road, Pitt Meadows, B.C. Re: Lot 1 of the west half of section 14, block-# 6 north, Range 1 East, map 4730, district of New Westminster. C of E. 51320.

Parcel two: See attached sheet.

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm
- (ii) Residence Type of business _____
- (iii) ~~Business~~
- (iv) Any other type of property (describe) _____

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Parcel one - Sole Owner
Parcel two - Joint Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

Parcel 1 (i) Land	- - - - -	\$ 3,000.00
(ii) Buildings	- - - - -	\$ 3,000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	- - - - -	\$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$ 6,000.00
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$ 2,447.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	Parcel (1)	\$ 3,553.00
	Parcel (2)	592.00
	Total per sheet attached	4,145.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

Above properties

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

House

(c) How stored or packed at time of evacuation

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Custodian

(e) Itemized description of personal property which is the subject of the claim:		Sold	Loss
1.	Chattels PER Auctioneering List Haney #15 dated ^{7/4/45 & 10/5/45} Estimated Value	\$15.00-12.05	2.95
2.	" " " List Haney #6 April 6/44 Estimated Value	\$26.00-169.45	156.55
3.	" " " " " #3 Dec. 16/43 Estimated Value	\$135.00-100.00	35.00
4.	" not listed by Custodian Estimated Value	\$	229.50
5.	(See attached list) Estimated Value	\$	
6.	Pacific Co-operative Union Shares Estimated Value	\$	unknown
7.	The Western Canada Hop Co-op Union Shares Estimated Value	\$	unknown
8.	Estimated Value	\$	
9.	Estimated Value	\$	
10.	Estimated Value	\$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 424.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 4,569.00

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no Yes
 (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Winnipeg

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)

Province of Manitoba)

TO WIT:)

I, Kingya Hinatss
 of Oakville

of the village

in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the city)
 of Winnipeg)
 in the Province of Manitoba)
 this 18th day of November)
 A.D. 1947.)

Kingya Hinatss

A COMMISSIONER FOR OATHS A Commissioner &c.
 MY COMMISSION EXPIRES December 16/47

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

CHATELS NOT LISTED BY CUSTODIAN

Kinya Hinatsu

Motor and water pump	\$ 60.00
3 Barrel Stove	13.50
2 New Bed and spring	40.00
Floor carpet	20.00
Buffet	15.00
2 Kitchen Stove	65.00
Arm chair	3.00
Easy chair	4.00
Large Mirco	2.00
7 Picture Frames	7.00
	<hr/>
	\$ 229.50

HINATSU, KINYA, R.C.M.P. Registration No. 14253

formerly of Pitt Meadows, B.C.

Present Address: c/o Tulley Bros. OAKVILLE, Man.

CHATELS SOLD BY AUCTION DECEMBER 16th, 1943

	<u>Estimated value</u>	<u>Sale Price</u>
Chesterfield suite	135.00	100.00
	<hr/>	<hr/>
	135.00	100.00
	100.00	
	<hr/>	
Loss -	\$35.00	

CHATELS SOLD BY AUCTION APRIL 6TH, 1944

	<u>Estimated value</u>	<u>Sale Price</u>
Oil cloth	2.25	1.75
Tools	25.00	10.40
Brass bed & spring		(5.50
Bed & spring	15.00	(.50
Gramophone	25.00	.50
Setee & mat	2.50	1.50
Chest of drawers	5.00	1.00
Table	2.00	1.25
Oak Table	3.50	2.25
Small cupboard & cabinet	1.25	1.00
Shelves	.50	.25
Inkstand & bake tin	1.00	.55
1 dozen tumblers	1.50	1.40
Fruit dish & miscellaneous	1.50	.75
3 Vases	5.00	1.50
Couch	3.00	.50
Mattress	2.00	1.00
2 mattresses	5.00	.75
Blinds & clothes hangers etc.	7.50	2.00
Ironing board	.25	.10
Round table	18.00	6.00
Sprayer	6.50	6.00
3 lamps	2.50	.50
Scales	3.00	2.00
Clothes line	1.25	1.10
Sprayer	4.00	3.00
Table	1.00	.25
Sewing Machine	80.00	57.00
8 chairs	14.00	4.40
Roll of wire	25.00	.50
2 boxes of miscellaneous	3.00	2.00
car chains	5.50	.75
Crock	3.00	.25
Wheelbarrow	1.50	1.00
Barrel	1.50	1.25
	<hr/>	<hr/>
	278.50	120.45
	120.45	
	<hr/>	
Loss -	\$158.05	

CHATELS SOLD BY AUCTION

	<u>Estimated value</u>	<u>Sale Price</u>
Barrel	6.00	2.00
2 Hot water bottles	3.00	2.55
3 Platters	4.50	.75
Platters	1.50	1.25
	<hr/>	<hr/>
	15.00	6.55
	6.55	
	<hr/>	
Loss -	\$8.45	

K. HINATSU

(Claimant's Name)

**REAL ESTATE
(Farm Land)**

14253

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 1 ac. approx. Cultivated not planted 6 ac. Cultivated and not in crop List Crops	about 20 acres	about 1935	Don't remember	\$2000			
Strawberries - 6 ac. raspberries - 2 ac. black currant - $\frac{1}{4}$ ac. red currant - $\frac{1}{2}$ ac. gooseberries - $\frac{1}{8}$ ac. <i>Beans</i> hops - 2 ac.					all bush	none	\$6000.00 (land and improvements)
Total	13 acres (about)						

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
cleared about 19 ac. - over period of 6 years- mostly	hired labor, some own	cost approx. \$150 per acres or \$2850.00
constructed ditching (with cedar covers) over 6 years period	own labour	
planted about 38 fruit trees (mixed) - over period of years - some producing	- @ \$1.50 each	- about \$58.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	28 x 28	frame siding-posts						
Porch	8 x 14	set on concrete shingle roof-full cellar-concrete walls V joint <i>and dressed</i> plumber and fir floors, 9 rooms & sun porch	finished 1939	hired labor and bought material -				2500.00
Wood shed	12 x 18	frame, shake roof	1935	own labour and bought material -				50.00
Cabin	12 x 18	" "	1938	" "	" "	" "	" "	75.00
Rhubarb house	16 x 40	" shingle roof	1938	" "	" "	" "	" "	200.00
"	45 x 18	" "	1938	" "	" "	" "	" "	250.00
"	45 x 18	" "	1939	" "	" "	" "	" "	250.00
Implement shed	12 x 30	" pole	1935	" "	" "	" "	" "	150.00
shed	14 x 22	" shingle roof	1937	" "	" "	" "	" "	100.00
garage	12 x 16	rough	1938	" "	" "	" "	" "	75.00

Comments re Appraiser's report not covered by above information:

There were considerable thistle and weeds but I always cleared every year and weeded in Spring 1942. I consider the valuation placed upon land and improvements to be much under a fair value.
 COMMENTS: Considering that the whole acreage was cleared and cultivated and 13 acres actually in crop and the high quality of the soil for fruit and vegetables; *the* new house and the good, serviceable condition of the other buildings, and the convenient location of the property, I believe that the market value for this property when sold would be at least \$6000.00

REPORT No. 825-1
 DATE 12 apr 1948
 FILED BY R. M. Schmitt

K. Hinatsu
 Signature

BC-489-P
BC-294-A

Farm Appraisal Report

File No. JL-396

Land Description Lot 1 of N $\frac{1}{2}$ Sec.14, Blk. 6,N., R.1,E., Map 4730
 House #294 Containing 19.850 Acres

Owner's Name HINATSU, Kinya Post Office Address Pitt Meadows P.O.

Nearest Rail Point Pitt Meadows - C.P.R. Distance 2 miles

Market Town New Westminster (good local shopping) Distance 13 "

Church (give denomination) C.of E., & United - Pitt Meadows - Distance 2 "

Nearest School Pitt Meadows - Public Distance 1 "

State how property was identified: Roads & map check.

Roads: State whether property has access to main road, the kind of road and its condition.
Yes. West boundary is good gravelled Municipal Road.

Is this district a good one? Dairying area. Improving every year.

Employment opportunity Peat plant; 2 mills; brickyard - 2 - 6 miles

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: North & East lines wire fenced-fair Value \$

Water supply: Lots for stock and washing. All drinking water has Value \$
to be hauled from Municipal well - $1\frac{3}{4}$ miles.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
(HOUSE	28 x 28	Frame	20'	Shgl.	2	Conc.	Good	2000.00
(Sun porch	8 x 14	"	12'	"	2	"	"	
Wood shed	12 x 18	"	9'	Shke.	9	Wood	Poor	(nil)
BARN Cabin	12 x 18	"	10'	"	9	"	Fair	25.00
Rhubarb hse.	16 x 40	"	7'	Shgl.	9	"	"	50.00
BARN	x							
Imp. shed	12 x 30	Frame & pole	10'	Shke.	4	"	"	25.00
CRANARY Shed	14 x 22	Frame	6'	Shgl.	est.6	"	"	25.00
Garage	12 x 16	"	8'	"	6	"	"	40.00
Rhubarb hse.	45 x 18	"	6'	"	6-8	"	"	75.00
"	45 x 18	"	6'	"	6-8	"	"	75.00
	x							

Nearest electric light on Dewdney Trunk Road - $\frac{1}{4}$ mile South
 Total present day value \$ 2315.00

Total Value Buildings add to farm \$ 1500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Ready for occupancy without further repairs. Basement has earth floor. Posts sit on concrete circular blocks. \$

Describe the basement and chimneys: Full basement, concrete wall. 2 Brick chimneys.

No. rooms downstairs? 5 Upstairs? 4 How finished Mostly V.Joint & dressed lumber.

Are buildings painted? House only. Condition of paint Good

Distance from nearest bush All clear.

EXHIBIT 825-2
 DATE 12 Apr 1948
 FILED BY J.M. Chernack

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
19.770	Level <i>19.770</i>	Clay loam 1' - 14"	Clay	Small fruits, beans, rhubarb, hops.	50.00	988.50
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
.80	Level <i>.80</i>	Clay lm. 1'-14"	Clay	Clear hardhack & brush, & drain	100.00	4.00
Area Unsuitable for Cultivation.						
(NOTE)	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
	This land originally overlaid with peat; has now been well cultivated, worked down, so that the amalgamation is now a good black vegetable mould.					

Total value of Land \$ 992.50

Total added by buildings to value of farm \$ 1500.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ -

Total value of farm \$ 2492.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Japanese owners have vacated. Property is leased and occupied. Growth in general has been good. Weeds have got ahead, but are now being taken out.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Makings of a nice mixed farm, with few cows.

Noxious weeds:

Thistles are BAD.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Pitt Meadows Municipal - Land, School & Library - \$43.05;
Dyking & Drainage - \$52.40; Drainage - \$12.31.

Date: June 29th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 26 day of June 1942.

Inspector's Signature

"T. GODFREY"

Farm Appraisal Report

Remarks: Japanese owners are away. A Mr. Sydiga is working the property and occupying. He tells me he is working for Mr. Hopkof of Pitt Meadows, who is leasing. I have not been able to contact Hopkof, have called at his nearby farm twice. I was very agreeably surprised at the growth of the owner's crops here. I am unable to verify underdrain. There would appear to be some laid, but dense brush covers the ditches which would be the outlet. This property, with F.S. Osato adjoining on the North, would make a nice mixed farm. Peat top is now amalgamated with clay, and result is a good dark friable vegetable mould. No clover at all growing here yet. Weeds are very bad. Thistle much in evidence. Tenant doing his best to control. Mrs. B. Blackstock tells me she has leased the hops and is to look for returns from the Haas Company - doesn't know what price.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

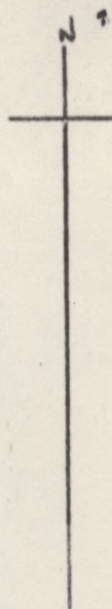
Crops are - Hops; strawberries; raspberries; Black currants; gooseberries and red currants, & beans - just about an equal acreage of each. \$

I am doubtful if weeds can now be controlled sufficiently to warrant carrying strawberries now for 1943. Tenant will, I believe, make a good effort if he can get the labour. \$

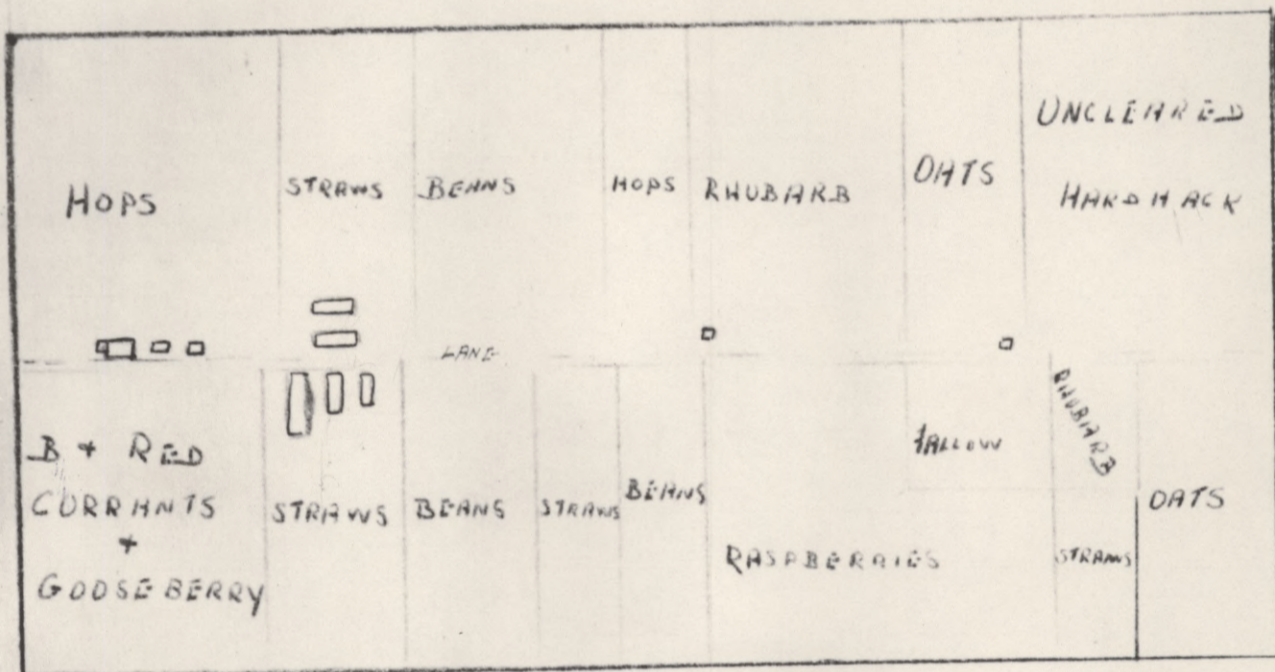
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



ROAD



SCALE 200' = 1"

To Boundary Town and 1/4 in →

Following careful review of this appraisal report, it is my opinion that the present value is \$ 2000.00.....

Date 30th June 19 42

"I. T. BARNET"
District Superintendent.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Gramophone and 20 records	1935 from time to time	used) new)	\$25.00	good	15.00
1 round table (black hardwood with leaves)	1940	used	18.00	good	15.00
1 roll wire (hops wire) - 50 lbs.	1940	new	@59 per lb. \$25.00	unused	25.00
2 steel beds & springs	1941	"	50.00	good as new	40.00
2 kitchen stoves (one in 1927		used	40.00	fair	20.00
(one in 1939		used	20.00	good	15.00
1 chesterfield (factory built)	1940	New	135.00	good as new	125.00

main items of chattels claimed
only.

255

Description of Storage of Goods:

The above goods and all other goods for which I am claiming except stove & chesterfield were stored in an upstairs room in my farm house. The room was locked and key given to tenant.

General Statement as to Chattels not Described above: The articles listed above and other articles claimed with estimated values for same are listed on Custodians analysis of personal property form.

Additional Comments, if any:

I have allowed for depreciation on all used articles. Total net claim \$280.00

EXHIBIT No. 825-2

DATE 12 apr 1948

FILED BY

A. W. Cherniack

K. Hinatsu

Signature



Home of Pitt Meadows.
B.C.
Kinsley's

Hop Yard
of Kinsley's
farm.



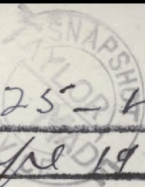
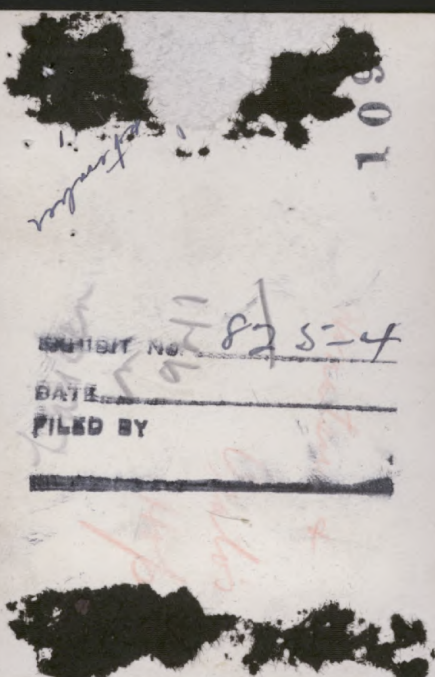


EXHIBIT No. 825-4
 DATE 12 April 1948
 FILED BY D.M. G. Perriack

Turner in 1941
 when house
 finished



101

Handwritten scribble

EXHIBIT No. 825-4
 DATE _____
 FILED BY _____

Handwritten scribbles in red and black ink

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: HINATSU Kinya

HOME ADDRESS: 294 Reichenback Road, Pitt Meadows, B.C.

REGISTRATION NUMBER 14253 SEX: Male AGE: 46

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Nao

ADDRESS OF WIFE OR HUSBAND: 294 Reichenback Road, Pitt Meadows, B.C.

NAMES OF ANY LIVING CHILDREN: Elsie (F) Caroline Nao, (F) Yaichi (M)

Kazuo (M) Hisako (F)

ADDRESS OF CHILDREN: 294 Reichenback Road, Pitt Meadows, B.C.

AGE OF CHILDREN: 12, 16, 18, 20, 21.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: *Mun. Pitt Meadows B.C. N.R. 1 E.,*
Lot 1, of N $\frac{1}{2}$ of W $\frac{1}{2}$ Sec. 14, Block 6 NR1E.

Map 4730, D. New Westminster

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling house
11 rooms, 3 Hot Houses, 1 Barn, 1 Garage, 1 Wood Shed, 3 Packing Shacks.

3. INSURANCE (Give particulars; state where policies are) North West Fire Insurance Co.
\$1500.00. No Unknown. ~~Policy in the Bank~~ Policy in the Bank
Bank of Montreal. *Nancy B.C.*

4. TAXES (Amount and where payable) Taxes for 1941 \$37.65 paid up to date.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner. at present.
Is going to lease to Frederick George Hopcott, of Pitt Meadows, Farm, as described
above.

EXHIBIT No. 825-6
DATE 12 April 1948
FILED BY R. M. Cherniack

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In the Bank of Montreal
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Strawberries, Rjibarb, Hops, Raspberries,
Red Currents, Gooseberries

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lot 1 of N $\frac{1}{2}$ of W $\frac{1}{2}$ of Section 14, Block 6, NRTE.
Map 4730.
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: As listed above.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Chesterfield Suite, Dining Room Suite, Bureau, 2 Stoves (Cooking) Gramophone
5 Beds, 2 Tables, 10 Chairs, Kitchen Utensils, 1 Sewing Machine.
all at the house 294 Weichenback Road, Pitt Meadows, B.C.
(see agents list)
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Rented Chesterfield Suite, from
Mr. Hoffman, Pitt Meadows, B.C.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) 2--\$100.00 Victory Bonds, Bank of Montreal, Haney B.C.

8. BANK ACCOUNTS: Bank of Montreal Haney B.C. \$3.00. Savings 937.

9. LIFE INSURANCE: Crown Life Insurance Co. \$1000.00. No unknown. Policy in Bank of Montreal, Haney B.C.

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: Bank of Montreal

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: Goods to be stored in one room of 294 Revelstoke Rd & key given to ~~custodian~~ tenant

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 10 the day of April 1942.

Wm Combs

Witness

(Signature)

Kenya Hinatsu

FOR DEPARTMENTAL USE